



20240311000065330 1/2 \$100.00  
Shelby Cnty Judge of Probate, AL  
03/11/2024 11:07:35 AM FILED/CERT

**This instrument was prepared by:**

**Send tax notice to:**

**B. Boozer Downs, Jr.  
Post Office Box 65  
Woodstock, Alabama 35188  
(205) 938-2024**

**Lydell Page  
& Tracy Renee Page  
310 Ewing Street  
Montevallo, AL 35115**

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lydell Page, a single, widowed woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lydell Page and Tracy Renee Page**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lots 5, 6, and 7, Block D, according to Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Ad valorem taxes for the current year, and subsequent years.**
- 2. Restrictions, reservations, conditions, and easement of record.**
- 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.**

**Lydell Page is the surviving tenant in the JTROS deed recorded in Instrument Number 20140707000205300. James Page died January 10, 2015.**

**\*\*This instrument prepared without the benefit of a title search or title opinion and based upon information provided by grantor. Scrivener makes no warranty as to the quality of the title herein. \*\***

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and

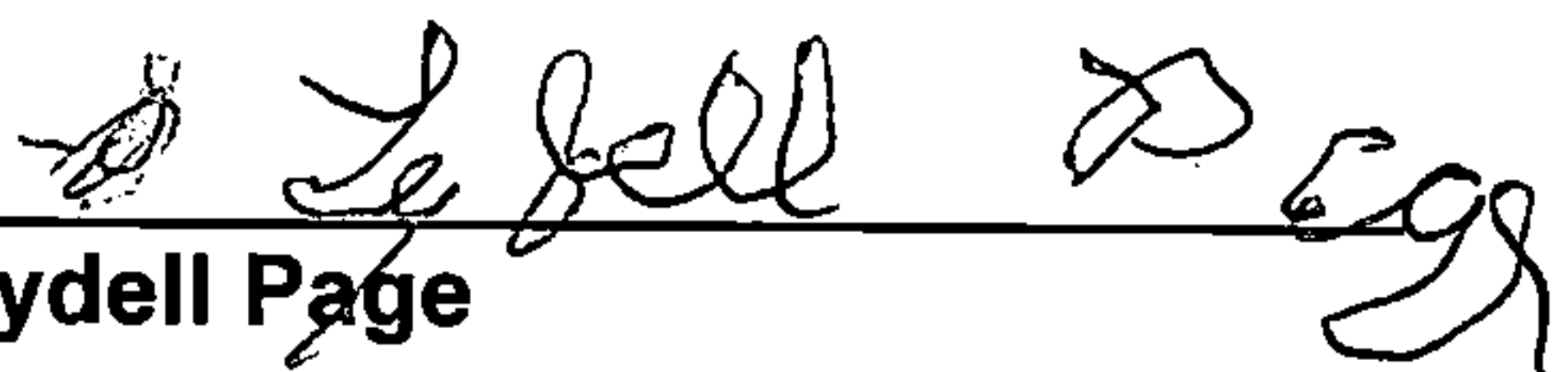
Shelby County, AL 03/11/2024  
State of Alabama  
Deed Tax: \$75.00



20240311000065330 2/2 \$100.00  
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GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the \_\_\_\_\_ day of November, 2022.

  
Lydell Page

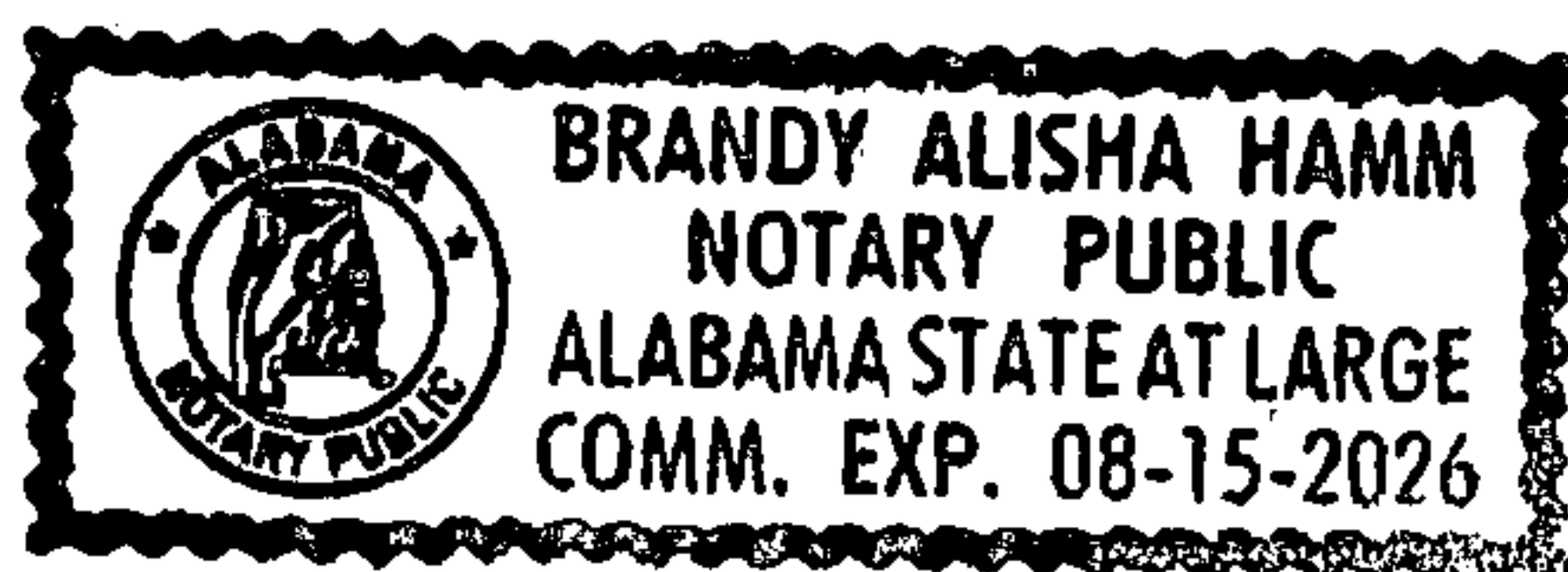
STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lydell Page**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29<sup>th</sup> day of ~~November~~ December, 2022.

  
NOTARY PUBLIC

My Commission Expires: 8-15-26



Grantor's Address:	Lydell Page 310 Ewing Street Montevallo, AL 35115
Grantee's Address:	Lydell Page 310 Ewing Street Montevallo, AL 35115
Property Address:	310 Ewing Street Montevallo, AL 35115
Date of Transfer:	November ____, 2022
Tax Assessor Value:	\$74,855.00